

**ST. PETERSBURG CITY COUNCIL**  
Meeting of October 1, 2020

**TO** The Honorable Ed Montanari, Chair, and Members of City Council

**SUBJECT** A Resolution by City Council approving the FY 2021 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area (CRA).

**RECOMMENDATION** Administration recommends City Council approve the attached Resolution.

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**Overview of Recommended Actions on FY 2021 CRA Budget**

City Council **APPROVE** the following actions regarding the FY 2021 budget for the South St. Petersburg CRA Redevelopment Trust Fund:

- 1) Transfer an estimated \$898,476 in current unencumbered FY 2019 funding into the FY 2021 CRA Budget Plan;
- 2) Transfer an estimated \$3,339,459 in current unencumbered FY 2020 funding into the FY 2021 CRA Budget Plan;
- 3) Appropriate an estimated \$6,036,804 in FY 2021 tax increment financing revenue for use in the FY 2021 South St. Petersburg CRA Budget Plan (see Resolution Exhibit 1, Table 1, "Sources").
- 4) Allocate the combined revenue from #1 through #3 above, totaling an estimated \$10,274,739, for use in the FY 2021 South St. Petersburg CRA Budget according to the following percentage allocations:

Workforce Development, Education & Job Readiness	37.983%
Housing and Neighborhood Revitalization	38.695%
Business and Commercial Development	19.353%
CRA Communications Plan, Operating and Evaluating	3.969%
<b>Total</b>	<b>100.000%</b>

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City Administration's recommended budget would result in the following breakdown of funding for the four budget categories and is also depicted in Tables 1 through 5 of Resolution Exhibit 1:

Workforce Development, Education and Job Readiness	\$3,902,623
Housing & Neighborhood Revitalization	\$3,975,822
Business and Commercial Development	\$1,988,516
CRA Communications, Operations and Evaluation	\$407,778
<b>Total</b>	<b>\$10,274,739</b>

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- 5) Allocate CRA funding to hire a full-time staff person with duties focused on the CRA's Housing and Neighborhood Revitalization program implementing its affordable housing objective.
- 6) Convene ad hoc committee to create a long-term strategy for improving the quality and quantity of early childhood education for CRA families.
- 7) Reserve \$2.16 million of the FY 2021 CRA Budget Plan for restart initiatives after the emergency federal, state and County funding has been ended. The reserved funding will come from approved allocations of the following programs:

Early Childhood Education	\$583,648
Child Daycare Business Development	\$552,064
Redevelopment MicroFund	\$318,344
Emergency Grant	\$25,000
Commercial Matching Grant	\$440,634
Commercial Revitalization Program	\$244,438
<b>Total</b>	<b>\$2,164,128</b>

### **Background on the South St. Petersburg CRA Budget**

On May 21, 2015, St. Petersburg City Council adopted a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) that also established a tax increment financing (TIF) district for the entire 7.4-sq.mi. South St. Petersburg CRA (Ord. #169-H). TIF directs a percentage of future increases in St. Petersburg and Pinellas County property tax revenues generated within a TIF district into a special redevelopment trust fund. This increased revenue, known as the "increment", is then used to fund eligible redevelopment projects within the boundaries of the TIF district. The trust fund provides a sustainable source of revenue for revitalization programs identified in the South St. Petersburg Plan.

Each fiscal year the Citizen Advisory Committee (CAC) for the South St. Petersburg CRA is asked to make a budget recommendation for the South St. Petersburg Redevelopment Trust Fund. This recommendation is made to the St. Petersburg Community Redevelopment Agency (Agency) which, in turn, will recommend a CRA budget to City Council. City Council will approve a budget for the Redevelopment Trust fund allocating the anticipated TIF contributions from the City of St. Petersburg and Pinellas County and any appropriated but unspent funding from prior budgets. The final budget is then forwarded to the Pinellas County Board of County Commissioners within ten days of action.

Based on the increase in property values in the South St. Petersburg CRA since its establishment in 2015, the TIF district is expected to yield **\$6,036,804** in revenue for FY 2021. (The official amount will be determined after the final tax roll in spring 2021.) The City payment into the redevelopment trust fund is estimated at **\$3,530,936**, while the County will be contributing an estimated **\$2,505,868**. In addition, an estimated **\$898,476** in appropriated but unspent funding

from the FY 2019 budget is available for use in the FY 2021 budget, as is **\$3,339,459** from the FY 2020 budget. The total of these amounts is estimated at **\$10,274,739**.

### **Proposed City Administration Recommendations on FY 2021 CRA Budget**

City Administration’s recommended FY 2021 CRA budget is guided by the budget priorities recommended for approval by the Citizen Advisory Committee at its August 4<sup>th</sup> and September 1<sup>st</sup> public meetings.

1. Proposed Allocation between Major CRA Budget Categories

The CAC is being asked to recommend percentage allocations of City and County TIF contributions into the three major budget categories identified in the South St. Petersburg Plan. These three budget categories are

- Business and Commercial Development
- Housing and Neighborhood Revitalization
- Education, Job Readiness and Workforce Development

In the first two years of the redevelopment initiative, the City budgeted and expended primarily for Business and Commercial Development and Education and Workforce Development. By FY 2019, the increase in the tax increment allowed for the City to provide substantial resources for all three pillars of the CRA. For the FY2018/19 CRA budget, City Council approved an equal split between the three major budget categories. For the FY2020 budget, City Council focused on providing 40 percent of funding for affordable housing and 40 percent toward education and workforce development. Table 1 below shows the CRA budgeted amounts since inception.

**Table 1. Allocation of South St. Petersburg TIF Revenue among the Major Budget Categories since FY16**

<b>Program</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18/19</b>	<b>FY20</b>	<b>Total</b>	<b>%</b>
Business & Commercial	\$230,898	\$487,681	\$1,749,493	\$1,201,069	\$3,669,141	27.7%
Education & Workforce	50,000	609,601	1,749,493	2,473,015	4,882,109	36.8
Housing	187,265	121,920	1,749,493	2,399,036	4,228,714	32.4
CRA Operations	NA	NA	\$238,300	\$174,155	\$412,455	3.1
<b>Total</b>	<b>\$468,163</b>	<b>\$1,219,202</b>	<b>\$5,486,780</b>	<b>\$6,247,275</b>	<b>\$13,252,419</b>	

City Administration will be recommending to City Council that it adopt the Citizen Advisory Committee’s preference of a “40%/40%/20%” allocation between Education and Workforce, Housing, and Business Development, respectively. (Note: this percentage is applied after subtracting the amount allocated to CRA Communications, Evaluations and Operations from the total budgeted amount.) Table 2 depicts this recommendation.

**Table 2. Allocation of FY 2021 TIF Revenue among the Major Budget Categories**

<b>Budget Category</b>	<b>FY 2021 TIF Revenue</b>	<b>% Allocation</b>
Education, Job Readiness and Workforce	\$3,902,623	37.983%
Housing & Neighborhood Revitalization	\$3,975,822	38.695%
Business and Commercial Development	\$1,988,516	19.353%
CRA Communications, Evaluations & Operations	\$407,778	3.969%
<b>Uses</b>	<b>\$10,274,739</b>	<b>100.000%</b>

These allocations will allow the City to expand its “CRA-dle to Career” initiative to increase funding to **\$3.9 million** for early childhood education and teen job readiness programs as well as funding the next workforce development contract expected to be awarded in fall 2020. This new workforce development contract will expand CRA services beyond its current focus on “hard-to-hire” focus. Included in this approach will be on-the-job training subsidies that will allow employers and the City to share the cost of new hires to ensure they are provided the skills for sustainable career driven employment. These subsidies will be available to businesses throughout the region that hire CRA residents. In addition, the approach will fund scholarships for CRA residents to attend career-driven education and certification classes outside of employer driven training. Finally, the approach will fund the wrap around services that CRA residents may need to take advantage of training and employment opportunities.

In addition, the funding recommendations will provide nearly **\$3.98 million** for affordable housing through single-family and multifamily housing construction and renovation. City Council and City Administration priorities identified over the last two years year demand more significant investment in housing, and Mayor Kriseman’s “St. Petersburg Housing Plan” calls for significant investment in affordable housing throughout the city by constructing and preserving 2,400 multifamily units, expanding homeownership for 500 low-income households, enabling 3,200 homeowners to stay in their homes by remedying code violations, constructing 300 accessory dwelling units and increasing construction of single-family units by making available 150 lots for developers of affordable housing.

While the Plan focuses on providing affordable housing throughout St. Petersburg, the South St. Petersburg CRA is important to this effort both in terms of funding source and policy priorities. The Plan calls for an investment of \$8.5 million in CRA funding over ten years for the construction and preservation of affordable multifamily units. In addition, the current South St. Petersburg CRA housing programs align closely with the Mayor’s Plan through its down payment assistance, housing rehabilitation and developer incentive programs. An emphasis for this year’s budget will be funding the construction and preservation of multifamily units as well as incentivizing the renovations of single-family and multifamily housing for low-to-moderate income households.

City Administration is also recommending **\$1.98 million** be appropriated for the Business and Commercial Development program. This includes \$700,000 for potential development on the Deuces Rising project on 22<sup>nd</sup> Street South as well as at Tangerine Plaza. More than \$440,000 in funding will support the Commercial Matching Grant program, which consists of the Commercial Site Improvement Grant and Commercial Building Interior and Tenant Improvement Grant programs. Another \$244,000 is recommended for the Commercial Revitalization Program, which is the amount budgeted for FY 2020 but unexpended. Finally, City Administration is recommending an additional \$318,000 be budgeted for the Redevelopment MicroFund Program to assist smaller businesses that are not able to raise enough capital to apply for the Commercial Matching Grant Program or Commercial Revitalization Program.

Finally, City Administration is seeking **\$407,778** in funding for “CRA Communications, Operations and Evaluation” budget category to implement the priorities of the South St. Petersburg Community Redevelopment Plan. This would include salary costs for CRA personnel, travel and training costs as well as marketing costs.

2. Funding of CRA Staff Position and Training

City Administration is proposing to fund one additional staff position from FY 2021 revenue to support the affordable housing efforts in the CRA at a cost of approximately **\$70,000** in salary and benefits. Administration expects to fill the position by January 2021 assuming City Council approves the budget in October. The position’s duties would focus on neighborhood and client outreach, application intake, underwriting, monitoring affordability, inspections and reporting. The operational, evaluation and marketing budget (\$407,778) from which this position would be paid is approximately 3.9% of the total budget, with the salary and benefits for the new position representing 0.7% of the budget.

3. Create Ad Hoc Committee on Improving CRA Early Childhood Education

At its August 4, 2020, meeting, the CAC unanimously supported the development of early childhood programs that address the quality of education for CRA children to improve their chances for success in pre-kindergarten and K thru 12. City Administration recommends establishing an ad hoc committee comprised of CAC members, City staff, the Early Learning Coalition, CRA childcare providers, and other stakeholders to create a long-term strategy for improving education delivery. The strategy would then be forwarded to City Council for approval and funded with \$1.13 million “reserved” from the CRA budget (see Table 3 below).

4. Phased Roll Out of FY 2021 CRA Budget

At its August 4, 2020, meeting, the CAC unanimously supported phasing the roll-out of the CRA budget given the economic uncertainties posed by the pandemic. The CAC advocated for – and City Administration supports - holding funding in reserve to efficiently respond to the economic conditions after the federal, state and local relief efforts have subsided.

Administration is recommending that approximately 21 percent of the total CRA budget, or \$2.16 million, be reserved from the budget allocation of five programs in the Education and Workforce Development and Business and Commercial Development budgets. Administration recommends holding \$1.135 million from the “Early Childhood Education” and “Childcare Business Development” categories to provide funding for the creation of new programs and amendments to existing ones that result from the recommendations of the Ad Hoc Committee described above. In addition, Administration recommends over \$1.0 million be set aside from the Redevelopment MicroFund, Commercial Matching Grant, and Commercial Revitalization Program funding allocations. This will allow the City to evaluate the specific needs of CRA businesses after the impacts of federal, state and relief funding have been felt and devise programs to respond to the aftermath.

**Table 3. Schedule for CRA Program Launch for FY 2021 Budget**

<b>Program</b>	<b>October 2020</b>	<b>Reserve</b>
<b>Housing and Neighborhood Revitalization</b>		
All Programs	\$3,975,822	
<b>Education and Workforce Development</b>		
Workforce Development	\$1,724,889	
Early Childhood Education	\$400,000	\$583,648
Child Daycare Business Development	\$400,000	\$552,064
Youth Farm Site Prep	\$100,000	
Youth Farm Stipends	\$142,022	
<b>Business and Commercial Development</b>		
Acquisition and Site Preparation	\$700,000	
Redevelopment MicroFund		\$318,344
22 <sup>nd</sup> Street Site Cleanup	\$200,000	
Emergency Grant		\$25,000
Commercial Matching Grant		\$440,634
Commercial Revitalization Program		\$244,438
<b>CRA Marketing, Evaluation and Operations</b>		
All Programs	\$407,778	
<b>Total</b>	<b>\$8,050,510</b>	<b>\$2,164,128</b>

5. Transferring Unencumbered Funds from FY 2019 and FY 2020

A significant portion of the FY 2019 and FY 2020 CRA budgets are comprised of unencumbered funds, meaning that commitments have not been made by the City to expend them. As can be seen in Table 4 below, these committed funds total **\$4.24 million**, City Administration is recommending transferring this amount for use in the FY 2021 South St. Petersburg CRA Budget according to the above budget categories and in the amounts allocated to the specific budget programs identified in Resolution Exhibit 1, Tables 1 through 5. The funds will be available after they are rolled over to the FY21 Budget as part of the FY20/21 Cleanup process.

**Table 4. Proposed Transfer of Unencumbered Funds from Prior Years' Budget**

Budget Category	Unencumbered Prior Years' Funds		Total
	FY19	FY20	
Workforce & Education	\$431,691	\$1,560,220	\$1,991,911
Housing	86,314	1,309,801	1,396,115
Commercial Development	185,000	444,438	629,438
Marketing/Operations	195,471	25,000	220,471
<b>Total</b>	<b>\$898,476</b>	<b>\$3,339,459</b>	<b>\$4,237,935</b>

### Recommendation

City Administration recommends St. Petersburg City Council approval of the FY 2021 budget for the South St. Petersburg Redevelopment Trust Fund as reflected in Exhibit 1; resolution approving a supplemental appropriation in the amount of \$6,036,804, from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104), to the Economic and Workforce Development Department, Economic and Workforce Development Division (375.2609) to provide for workforce, education and job readiness CRA program, the business and commercial development CRA program, the housing and neighborhood revitalization CRA program, and the CRA communications, evaluation and operations program; and providing an effective date.

### Cost Funding Information

The prior year portion of the funding from the FY 2019 and FY2020 CRA budgets (\$4,237,935) will be available after City Council's approval of the FY20/21 Clean-up item. The remaining portion of the funding will be available upon approval of a supplemental appropriation in the amount of \$6,036,804 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104), to the Workforce and Economic Development Department, Administration Division (375.2609).

Attachment Exhibit 1 – FY 2021 Budget for the South St. Petersburg CRA Redevelopment Trust Fund

### APPROVALS:

Administrative: /s/ Rick D. Smith for Alan DeLisle

Budget: /s/ Lance Stanford

Legal: /s/ Michael J. Dema

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$6,036,804, FROM THE UNAPPROPRIATED BALANCE OF THE SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT FUND (1104), TO THE ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT, ADMINISTRATION DIVISION (375.2609) TO PROVIDE FOR THE WORKFORCE, EDUCATION AND JOB READINESS CRA PROGRAM, THE BUSINESS AND COMMERCIAL DEVELOPMENT CRA PROGRAM, THE HOUSING AND NEIGHBORHOOD REVITALIZATION CRA PROGRAM, AND THE CRA COMMUNICATIONS, EVALUATION AND OPERATIONS CRA PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida's Community Redevelopment Act of 1969 (Chapter 163, Part III) and was delegated authority by the Pinellas County Board of County Commissioners (BCC) on June 9, 2014, in order to carry out certain redevelopment functions within the CRA;

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire CRA, and approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA and establishing FY 2014 as the base year on which future increments in property values in the CRA will be based;

WHEREAS, pursuant to the "Interlocal Agreement between the City of St. Petersburg and Pinellas County for the Governance of the South St. Petersburg Community Redevelopment Area" (June 2, 2015), until May 21, 2045, the City of St. Petersburg will annually deposit into the South St. Petersburg Redevelopment District Fund a sum no less than the tax revenue generated from 95 percent of the tax increment created each year in the CRA and Pinellas County will contribute 85 percent of the tax increment created each year in the CRA;

WHEREAS, a total of \$898,476 in unencumbered funding remains in the FY 2019 CRA budget for use in the FY 2021 South St. Petersburg CRA Budget Plan;

WHEREAS, a total of \$3,375,922 in unencumbered funding remains in the FY 2020 CRA budget for use in the FY 2021 CRA Budget Plan;

WHEREAS, the July 1, 2020, estimated property values from the Pinellas County Property Appraiser Office's "2020 Preliminary Tax Roll" would yield an estimated \$6,036,804 in tax increment revenue for the FY 2021 CRA Budget Plan with the City of St. Petersburg contributing \$3,530,536 and Pinellas County contributing \$2,505,868 to the South St. Petersburg Redevelopment District Fund (1104);

WHEREAS, at its August 4, 2020, meeting the Citizen Advisory Committee for the South St. Petersburg CRA expressed preference for the FY 2021 CRA Budget Plan to be allocated according to the following percentages among the three pillars of the CRA:

Workforce, Education and Job Readiness	40%
Housing and Neighborhood Revitalization	40%
Business and Commercial Development	20%

WHEREAS, also at its August 4, 2020, meeting the Citizen Advisory Committee urged City Administration to 1) increase City staff resources to implement the redevelopment program; 2) focus early childhood education efforts on improving the quality of care and education among CRA providers; and 3) reserve a portion of the FY 2020 CRA Budget Plan to use in the aftermath of the federal, state and county economic relief efforts to identify future needs;

WHEREAS, City Administration accepted the CAC preferences and made the following recommendations to the CAC at its September 1, 2020, meeting:

- 1) Transfer an estimated \$898,476 in current unencumbered FY 2019 funding into the FY 2021 CRA budget;
- 2) Transfer an estimated \$3,339,459 in current unencumbered FY 2020 funding into the FY 2021 CRA budget;
- 3) Appropriate an estimated \$6,036,804 in FY 2021 tax increment financing revenue for use in the FY 2021 South St. Petersburg CRA Budget (see Resolution Exhibit 1, Table 1, "Sources").
- 4) Allocate the combined revenue from #1 through #3 above, totaling an estimated \$10,274,739, for use in the FY 2021 South St. Petersburg CRA Budget according to the following percentage allocations:

Workforce Development, Education & Job Readiness	37.983%
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Business and Commercial Development	19.353%
CRA Communications Plan, Operating and Evaluating	9.969%
<b>Total</b>	<b>100.000%</b>

City Administration’s recommended budget would result in the following breakdown of funding for the four budget categories and is also depicted in Tables 1 through 5 of Resolution Exhibit 1:

Workforce Development, Education & Job Readiness	\$3,902,623
Housing and Neighborhood Revitalization	\$3,975,822
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CRA Communications Plan, Operating and Evaluating	\$407,778
<b>Total</b>	<b>\$10,274,739</b>

- 5) Allocate CRA funding to hire a full-time staff person with duties focused on the CRA’s Housing and Neighborhood Revitalization program implementing its affordable housing objective.
- 6) Convene ad hoc committee to create a long-term strategy for improving the quality and quantity of early childhood education for CRA families.
- 7) Reserve \$2.16 million of the FY 2021 CRA Budget Plan for restart initiatives after the emergency federal, state and County funding has been ended. The reserved funding will come from approved allocations for the following programs:

Early Childhood Education	\$583,648
Child Daycare Business Development	\$552,064
Redevelopment MicroFund	\$318,344
Emergency Grant	\$25,000
Commercial Matching Grant	\$440,634
Commercial Revitalization Program	\$244,438
<b>Total</b>	<b>\$2,164,128</b>

WHEREAS, on September 1, 2020, the Citizen Advisory Committee for the South St. Petersburg CRA unanimously voted to recommend City Administration’s FY 2021 CRA Budget Plan to the St. Petersburg Community Redevelopment Agency;

WHEREAS, at its October 1, 2020, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve City Administration’s FY 2021 CRA Budget Plan described above;

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council approves the following actions related to the FY 2021 South St. Petersburg CRA Budget Plan:

- 1) Transfer an estimated \$898,476 in current unencumbered FY 2019 funding into the FY 2021 CRA Budget Plan;

- 2) Transfer an estimated \$3,339,459 in current unencumbered FY 2020 funding into the FY 2021 CRA Budget Plan;
- 3) Appropriate an estimated \$6,036,804 in FY 2021 tax increment financing revenue for use in the FY 2021 South St. Petersburg CRA Budget Plan (see Resolution Exhibit 1, Table 1, "Sources").
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City Administration's recommended budget would result in the following breakdown of funding for the four budget categories and is also depicted in Tables 1 through 5 of Resolution Exhibit 1:

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Business and Commercial Development	\$1,998,516
CRA Communications Plan, Operating and Evaluating	\$407,778
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- 5) Allocate CRA funding to hire a full-time staff person with duties focused on the CRA's Housing and Neighborhood Revitalization program implementing its affordable housing objective.
- 6) Convene ad hoc committee to create a long-term strategy for improving the quality and quantity of early childhood education for CRA families.
- 7) Reserve \$2.16 million of the FY 2021 CRA Budget Plan for restart initiatives after the emergency federal, state and County funding has been ended. The reserved funding will come from approved allocations of the following programs:

Early Childhood Education	\$583,648
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Redevelopment MicroFund	\$318,344
Emergency Grant	\$25,000
Commercial Matching Grant	\$440,634
Commercial Revitalization Program	\$244,438
<b>Total</b>	<b>\$2,164,128</b>

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) the following supplemental appropriation for FY 2021:

<u>South St. Petersburg Redevelopment District Fund (1104)</u> Economic and Workforce Development Department, Administration Division (375.2609)	\$6,036,804
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BE IT FURTHER RESOLVED that the FY 2021 budget, which includes FY 2020 revenues and the aforementioned prior budget year's unencumbered funding for the South St. Petersburg CRA Redevelopment Trust Fund is depicted in Tables 1 through 5 of Exhibit 1 and summarized below:

Workforce, Education and Job Readiness	\$3,902,623
Housing & Neighborhood Revitalization	\$3,975,822
Business and Commercial Development	\$1,988,516
CRA Communications, Operations and Evaluation	\$407,778
<b>Estimated FY 2020 CRA Redevelopment Fund</b>	<b>\$10,274,739</b>

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:      APPROVED BY:

/s/ Michael J. Dema  
City Attorney (Designee)

/s/ Rick D. Smith for  
Alan DeLisle  
City Development Administration

EMakofske  
Elizabeth Makofske, Director  
Budget and Management

# **Exhibit 1**

FY 2021 Budget Plan

South St. Petersburg CRA Redevelopment Trust Fund

**Exhibit 1**

**FY 2021 Budget Allocations**

South St. Petersburg CRA Redevelopment Trust Fund

**Table 1. Summary of Recommended FY2021 South St. Petersburg CRA Budget**

	<b>FY18/19 Unencumbered</b>	<b>FY20 Unencumbered</b>	<b>FY21 TIF Revenue</b>	<b>Total Resources</b>
<b>Sources</b>	<b>898,476</b>	<b>3,339,459</b>	<b>6,036,804</b>	<b>10,274,739</b>
FY 2021 TIF Revenue			6,036,804	6,036,804
FY 2018/19 and FY 2020 Unencumbered	898,476	3,339,459		4,237,935
<i>Workforce, Education &amp; Job Readiness</i>	<i>431,691</i>	<i>1,560,220</i>		<i>1,991,911</i>
<i>Housing &amp; Neighborhood Revitalization</i>	<i>86,314</i>	<i>1,309,801</i>		<i>1,396,115</i>
<i>Business and Commercial Development</i>	<i>185,000</i>	<i>444,438</i>		<i>629,438</i>
<i>Communications, Evaluations &amp; Operations</i>	<i>195,471</i>	<i>25,000</i>		<i>220,471</i>
<b>Uses</b>	<b>898,476</b>	<b>3,339,459</b>	<b>6,036,804</b>	<b>10,274,739</b>
Workforce, Education & Job Readiness	431,691	1,560,220	1,910,712	3,902,623
Housing & Neighborhood Revitalization	86,314	1,309,801	2,579,707	3,975,822
Business and Commercial Development	185,000	444,438	1,359,078	1,988,516
CRA Communications, Evaluations and Operations	195,471	25,000	187,307	407,778

**Exhibit 1**

**FY 2021 Budget Allocations**

South St. Petersburg CRA Redevelopment Trust Fund

**Table 2. FY 2021 CRA Workforce, Education and Job Readiness Budget**

	FY18/19 Unencumbered	FY20 Unencumbered	FY21 TIF Revenue	Total Resources
<b>Sources</b>	<b>431,691</b>	<b>1,560,220</b>	<b>1,910,712</b>	<b>3,902,623</b>
FY 2021 TIF Revenue			1,910,712	1,910,712
FY 2018/19 and FY 2020 Unencumbered	431,691	1,560,220		1,991,911
<b>Uses</b>	<b>431,691</b>	<b>1,560,220</b>	<b>1,910,712</b>	<b>3,902,623</b>
<b>Workforce Development (St. Pete Works)</b> Provides funding to educational and job training providers to prepare CRA residents for job opportunities with emerging St Petersburg jobs through training, education, job placement and mentoring.	31,691	1,018,198	675,000	1,724,889
<b>Early Childhood Education</b> CSP and St. Petersburg College will collaborate to provide certification training/maintenance and capital improvement grants to family day care centers, which are defined as in-home care for five or fewer unrelated children. Scholarships for qualified families may be funded through this program.	200,000	200,000	583,648	983,648
<b>Youth Job Readiness/Entrepreneurship</b> Provide workforce development and entrepreneurship opportunities for St. Petersburg’s economically challenged youth between the ages of 14 and 21 years at the Enoch Davis Youth Farm. Will pay stipends for spring/summer and fall work on the site as well as operating expenses.		142,022		142,022
<b>Enoch Davis Farm Site Preparation Costs</b> Provides funding for fencing, lighting, providing utilities and signage to prepare urban farm for use.	100,000			100,000
<b>Child Daycare Business Development</b> Funds training and incentives for child care center directors to improve management/operating systems & grow their businesses.	100,000	200,000	652,064	952,064

**Exhibit 1**

**FY 2021 Budget Allocations**

South St. Petersburg CRA Redevelopment Trust Fund

**Table 3. FY 2021 CRA Housing and Neighborhood Revitalization Budget**

	FY18/19 Unencumbered	FY20 Unencumbered	FY21 TIF Revenue	Total Resources
<b>Sources</b>	<b>86,314</b>	<b>1,309,801</b>	<b>2,579,707</b>	<b>3,975,822</b>
FY 2021 TIF Revenue			2,622,897	2,622,897
FY 2018/19 and FY 2020 Unencumbered	86,314	1,309,801		1,396,115
<b>Uses</b>	<b>86,314</b>	<b>1,309,801</b>	<b>2,579,707</b>	<b>3,975,822</b>
<b>Property Acquisition and Site Preparation</b>			<b>800,000</b>	<b>800,000</b>
Funds property acquisition and site preparation to support affordable housing in the CRA. Funding can be budgeted from the current year or appropriated from future budget.				
<b>Affordable Residential Incentive Programs<sup>1</sup></b>		<b>1,060,650</b>	<b>1,076,785</b>	<b>2,137,435</b>
<b>Affordable Housing Redevelopment Loan</b>		860,650	425,956	1,286,606
Provides funding through a variety of loan products to support affordable housing.				
<b>Affordable Residential Property Improvement</b>		200,000	650,829	850,829
Funds renovations that upgrade vital building systems and sustain the economic life of a structure.				
<b>Affordable Multifamily Housing Development</b>				
Annual incentive up to 15-years for developers to renovate/construct new affordable housing in CRA.				
<b>Single Family Residential Programs</b>	<b>86,314</b>	<b>249,151</b>	<b>702,922</b>	<b>1,038,387</b>
<b>Affordable Single-Family Homeownership</b>		200,226	502,922	703,148
Provides CRA funding to support affordable homeownership for income-eligible households.				
<b>Single-Family Façade Improvement Grant</b>	27,506	48,925	200,000	276,341
Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.				
<b>“Paint Your Heart Out”</b>	58,508			58,508
Funds City’s Neighborhood Team to help property owners in CRA refurbish and refresh the exterior of their properties.				

<sup>1</sup> Includes \$700,000 for affordable multifamily housing to implement “St. Petersburg’s Housing Plan: For All, From All”.

**Attachment 1**

**FY 2021 Budget Allocations**  
South St. Petersburg CRA Redevelopment Trust Fund

**Table 4. FY 2021 CRA Business and Commercial Development Budget**

	FY18/19 Unencumbered	FY20 Unencumbered	FY21 TIF Revenue	Total Resources
<b>Sources</b>	<b>185,000</b>	<b>444,438</b>	<b>1,359,078</b>	<b>1,988,516</b>
FY 2021 TIF Revenue			1,359,078	1,359,078
FY 2018/19 and FY 2020 Unencumbered	185,000	444,438		629,438
<b>Uses</b>	<b>185,000</b>	<b>444,438</b>	<b>1,359,078</b>	<b>1,988,516</b>
Property Acquisition and Site Preparation Funds property acquisition and site preparation to support the City's business development in the CRA. Funding can be budgeted from either current year or from future budget.		<del>200,000</del> <u>153,000</u>	500,000	<del>700,000</del> <u>653,000</u>
F20Y17 CRA Grant Bonuses Funds SBE/Job Creation bonus awards for commercial grants	60,000			60,000
South St. Petersburg CRA Loan Consortium Provides funding to a South St. Petersburg loan pool to support the lending efforts by the City's financial partners.			TBD	TBD
Redevelopment MicroFund Program Provides funding to support the lending efforts in the CRA to small and micro businesses.			318,344	318,344
Emergency Grant Provides funding for businesses that close due to unforeseen circumstances.	25,000			25,000
Environmental Cleanup of 22 <sup>nd</sup> Street South lots Funds clean-up of two City-owned vacant residential lots.	100,000	<u>47,000</u>	100,000	<del>200,000</del> <u>247,000</u>
Commercial Matching Grant Program Funds Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs. <sup>1</sup>			440,634	440,634
Commercial Revitalization Program Provides grant awards between \$50,000 and \$100,000 to commercial projects in the CRA		244,438		244,438

<sup>1</sup> The exact funding amounts and sources for the Commercial Matching Grant Program is an estimate because the program is administered through a competitive application process.

**Exhibit 1**

**FY 2021 Budget Allocations**

South St. Petersburg CRA Redevelopment Trust Fund

**Table 5. FY 2021 CRA Communications, Evaluation and Operations Budget**

	FY18/19 Unencumbered	FY20 Unencumbered	FY21 TIF Revenue	Total Resources
<b>Sources</b>	<b>195,471</b>	<b>25,000</b>	<b>187,307</b>	<b>407,778</b>
FY 2021 TIF Revenue			187,307	187,307
FY 2018/19 and FY 2020 Unencumbered	195,471	25,000		220,471
<b>Uses</b>	<b>195,471</b>	<b>25,000</b>	<b>187,307</b>	<b>407,778</b>
Salary/Benefits for CRA Personnel Funds position to administer the operations of the CRA including amendments to the redevelopment plan, writing/amending programs, research/analysis, & implementing grant agreements.			177,307	177,307
CRA Personnel Travel, Training and Education Conferences and workshops related to obtaining and maintaining professional credentials related to redevelopment.	6,297	5,000		11,297
CRA Marketing, Notices, and Grant Administration Pays for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.	39,174	20,000	10,000	69,174
Redevelopment Planning Expenses Expenses allowed by Florida Statute Section 163.387(6)(c)2 for studies, construction documents, fiscal reports, market studies, etc.	150,000			150,000
Triennial CRA Socioeconomic Survey Conduct survey in CRA to determine family, household and per capita income levels, poverty status, knowledge and use of CRA, household size, race, rents, homeownership levels and other demographic data to assess effectiveness of CRA program.				